

PROJECT NARRATIVE

Case ID: P&Z 22-020

Project Location: 236 Elm street, Somerville, MA 02144

Applicant Name: Wonyeop Seok, Registered Architect

Applicant Address: 18 Tamarac rd, Newton, MA 02464

Property Owner Name: Julia Kang

Property Owner Address: 275 2nd Ave, Needham, MA 02494

Zoning: The Project is located in the MR4 District within less than a quarter-mile of the Davis Square Red Line Station (i.e., within a walkshed).

Project Description: This letter is being submitted on behalf of Julia Kang (“Owner”), the Owner of the property located at 236 Elm Street in Somerville, MA (the “Property”). With this letter, Owner is submitting a Development Review Application for the redevelopment of the Property, compliant with the Somerville Zoning Ordinance (the “Ordinance”) seeking site plan approval for a new exterior wall sign project, while this project also consists of renovations to part of the ground floor of an existing single story building; Approximately 2,000 sf of space will be renovated to accommodate a restaurant. There is no change of occupancy of this project. Work will include the removal and replacement of existing finish materials, equipment, or fixtures using new materials, equipment, or fixtures that serve the same purpose.

WALL SIGN DIMENSIONAL REGULATIONS(PER SOMERVILLE ZONING ORDINANCE 10.12):

	MAX. AREA(SF)	MIN./MAX. HEIGHT(FT)	MAX. WIDTH(FT)	NUMBER OF WALL SIGNS
ZONING	40	1 FT MIN. / 4 FT MAX.	90% OF FACADE WIDTH (15FT X 0.9=13.5)	1
PROPOSED	39.9	3	13.3	1

	FONT WIDTH (FT)	FONT HEIGHT (FT)	PROJECTION FROM FACADE (IN)	RACEWAY HEIGHT (FT)
ZONING	75% OF SIGN WIDTH (13.3FT X 0.75 = 9.75)	75% OF SIGN HEIGHT (3FT X 0.75 = 2.25)	6	50% OF LETTER HEIGHT (2.25FT X .5 = 1.125)
PROPOSED	9.75	2.25	6	1.125

EXISTING:



PROPOSED: EXISTING FACADE PANELS, PAINTED



EXTENT OF PROPOSED WALL SIGN